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BRENDA DESHIELDS
CLERK AND RECORDER
BENTON COUNTY, AR.

COMMISSIONER'S SALE NOTICE

NOTICE IS HEREBY GIVEN that pursuant to the authority and directions contained in the decretal order of the Circuit Court of Benton County, Arkansas, made and entered on December 2, 2014, in a certain cause (No. CV13-1439-1) then pending between Granite Community Recovery Fund, LLC, Plaintiff, and Vincent Engert, *et al.*, Defendants, the undersigned, as Commissioner of said Court, will offer for sale at public vendue to the highest bidder, at the Benton County Courthouse in which said Court is held, located in Bentonville, Arkansas, within the hours prescribed by law for judicial sales, on February 26, 2015 at 9:50 AM, the following-described real estate, situated in Benton County, Arkansas:

A Part of the SW 1/4 of the NE 1/4 of Section 7, T-19-N, R-28-W, Benton County, Arkansas, described as beginning at a point South 00 degrees 23 minutes 00 seconds east, 763.00 feet from the NE corner of said SW 1/4 of the NE 1/4, thence South 00 degrees 23 minutes 00 East, 462.95 feet to the centerline of State Hwy No. 12, thence North 38 degrees 28 minutes 00 seconds West 60.26 feet along said centerline, thence North 55 degrees 12 minutes 00 seconds West, 108.98 feet along said centerline, thence North 40 degrees 50 minutes 00 West 94.98 feet along said centerline, thence North 19 degrees 13 minutes 00 seconds West, 87.80 feet along said centerline, thence North 03 degrees 42 minutes 00, West 94.20 feet along said centerline, thence North 04 degrees 42 minutes 00 seconds East 162.30 feet along said centerline, thence South 74 degrees 02 minutes 00 seconds East 216.28 feet to the point of beginning. Subject to the right of way of State HWY, NO. 12. A Part of the SW 1/4 of the NE 1/4 of Section 7, T-19-N, R-28-W, Benton County, Arkansas, described as beginning at a point South 02 degrees 42 minutes 11 seconds East 735.96 feet from the NE Corner of said SW 1/4 of the NE 1/4, thence North 71 degrees 34 minutes 38 seconds West 215.59, thence South 02 degrees 44

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minutes 26 seconds West 22.07 feet, thence South 70 degrees 57 minutes 34 seconds East 216.27 feet, thence North 02 degrees 11 minutes 11 seconds East 24.50 feet to the point of beginning, containing 0.11 acres and subject to the Right of Way of State HWY No. 12. Said tract is subject to an easement for the encroachment of manufactured home.

Also known as 17386 East Highway 12, Rogers, AR 72756

TERMS OF SALE: On a credit of three months, provided the purchaser shall execute a commercial corporate surety bond as required by law and the order and decree of said Court in said cause, with approved security, bearing interest at the maximum legal rate per annum from date of sale until paid, and a lien being retained on the premises sold to secure the payment of the purchase money. The property will be sold subject to any and all property taxes due and payable.

GIVEN under my hand this 21st day of January,
2015.

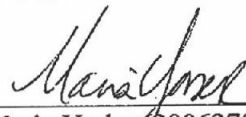


Brenda DeShields
Commissioner in Circuit

Prepared by:

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By:



Maria Yoder (2006278)
Attorneys for Plaintiff

FOR PUBLICATION PURPOSES ONLY in the *Northwest Arkansas Newspapers*:

FIRST AND ONLY
PUBLICATION DATE: _____ (no less than 10 days before sale)